

APRIL 20, 2015

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Chairman Ali Vaezi at 7:30 PM.

The meeting was opened by stating that adequate notice of this public meeting had been provided in accordance with the Open Public Meetings Act by:

1. posting a notice of this meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Express Times;
3. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
4. filing said notice with the Township Clerk.

Scott Minter was issued the Oath of Office by Board Attorney William Edleston.

Present: Vaezi, Mayor Clancy, Watters, Spender, Farino, Drazek, Hight, Minter, Creedon, Kegan, Hazen.

Absent: Barton, Sams.

Also Present: William Edleston, Esquire; Drew DiSessa, P.E.

The Pledge of Allegiance was recited.

Regarding the minutes of the March 17, 2015 meeting, Hight clarified that her first name should be amended to read Rosemarie in the second motion on page one.

MOTION was made by **DRAZEK** to approve the minutes of the March 17, 2015 meeting, as amended.

SECONDED: MAYOR CLANCY.

Those in favor: Mayor Clancy, Watters, Spender, Farino, Drazek, Hight, Vaezi.

Opposed: None.

Abstained: Minter, Creedon.

MOTION was made by **VAEZI** to approve the minutes of the Executive Session from the March 17, 2015 meeting, as written.

SECONDED: WATTERS.

Those in favor: Watters, Spender, Farino, Drazek, Hight, Mayor Clancy, Vaezi.

Opposed: None.

Abstained: Minter, Creedon.

Case #15-01, Jones Sign Co., Inc. (Marshall's)

Present for the applicant: Damien DelDuca, Esquire; Mimi Olson, Jones Sign Co., Inc. representative

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DelDuca related a brief history of the sign regulations at the Mansfield Commons site. DelDuca explained façade signage limit for the planned Marshall's is 100 square feet, and the applicant is proposing 198.33 square feet. DelDuca stated the Marshall's will occupy the vacant Sears Hardware store.

Entered as Exhibit A-1 – sign board showing the first three sheets of the plans submitted

DelDuca explained DiSessa's report gives an accounting of past sign variance relief granted for the site. DelDuca explained the reasoning behind the sign variance request. DelDuca explained the store is setback from the highway with poor visibility. DelDuca stated there are major retailers in the center to compete with, there is berming along Route 57 screening the visual impact of the center, and Arby's also somewhat blocks the store front.

Olson was sworn in by Edleston, and was accepted as a qualified representative of the sign company. Olson explained she has presented hundreds of signs representing the TJMax/Marshall's organization.

Entered as Exhibit A-2 – aerial photograph of the shopping center & 3 photographs of other store signs in the shopping center

Olson explained the proposed letters for the Marshall's sign would be 6' letters and not the typical 7'. Olson stated that size letter is a better fit for this site, and more proportionate to the sign band. Olson stated the letters will be face illuminated with LED lights. Olson explained there will also be two other smaller Marshall's identifier signs, and an under the canopy sign.

Vaezi asked for clarification of the style of the front façade. Olson replied the front façade of the Marshall's space would be rectangular, and not triangular as shown in the photograph. Olson stated the triangular representation was representative of the Sears Hardware Store.

Spender asked how many square feet of signage did the Sears store have, and DiSessa replied it was unknown.

Vaezi agreed the visibility of the space is problematic from the highway.

Minter stated the Kohl's space has much larger frontage, but their letter size is shown as 5'. The Marshall's letters are proposed at 6', but they have much less store frontage. DelDuca replied the Kohl's store actually has signage on two sides equaling approximately 400 square feet.

The hearing was opened to the general public for comments and questions. There were no comments or questions from the general public.

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MOTION was made by **CREEDON** to deem the application for **Case #15-01, Jones Sign Co., Inc. (Marshall's)** complete.

SECONDED: HIGHT.

Those in favor: Spender, Farino, Drazek, Hight, Minter, Creedon, Mayor Clancy, Watters, Vaezi.

Opposed: None.

Abstained: None.

DiSessa asked for clarification that the main center pylon sign wouldn't be altered in any way.

DelDuca replied that was correct. Creedon recommended the landscaping surrounding the pylon sign be trimmed.

MOTION was made by **CREEDON** to approve the sign variance application for **Case #15-01, Jones Sign Co., Inc (Marshall's)**, as submitted.

SECONDED: VAEZI.

Those in favor: Farino, Drazek, Hight, Minter, Creedon, Mayor Clancy, Watters, Spender, Vaezi.

Opposed: None.

Abstained: None.

Under old business, Vaezi stated the NJ Highlands Act Regional Master Plan Monitoring Response discussed last month would be submitted to the Township Committee as presented. Vaezi stated there were no further comments or corrections from the Land Use Board members. Minter agreed to flesh out the comments and submit it to the Township Committee. Watters stated the document would be needed by the meeting on April 22nd.

Edleston indicated there were inquiries regarding truck access to the new solar farm site.

Clarification was given that truck access was not supposed to be from Route 57.

Creedon mentioned there is an excess of car parking on the Enterprise rental car site right out to the roadway. Creedon stated that car dealers in the Township aren't **even** allowed to do that.

Watters asked about the new house start across from the old Cliffdale Park location. DiSessa stated a well was currently being drilled at that location as well. Edleston indicated he would pull the resolution for that location, and it was determined to be the Caputo matter.

Watters mentioned the Cliffdale Park location was recently auctioned off. Watters explained the history of the property included County dollars, the Heritage Conservancy, and grant dollars for river work at that location. Watters reported the river work at that location was poorly completed, not worth the money spent, and the contractor has been called back to complete the job. Watters indicated it was his opinion there was possibly a scam involved.

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Vaezi asked what was being constructed at the Piggy's mall site. DiSessa replied there was a pad site approved at that location. Watters stated he was under the impression the existing building would be demolished, and the site would be prepared for the construction of the pad.

MOTION was made by **FARINO** to authorize the Township Committee to pay the professional invoices.

SECONDED: CREEDON.

Those in favor: Drazek, Hight, Minter, Creedon, Mayor Clancy, Watters, Spender, Farino, Vaezi.

Opposed: None.

Abstained: None.

The Chairman adjourned the meeting at 8:28 PM.

Respectfully submitted,

Patricia D. Zotti, Clerk
(As Amended)